

Simple Approach



Estate Agents



**26 The Nurseries, Perth
PH2 7NX**

Offers over £318,000

Located in the picturesque village of Glencarse, just a short drive from Perth, this detached three-bedroom bungalow offers a harmonious blend of comfort, space, and tranquility. With its versatile layout, private outdoor space, and prime location, this property is ideally suited for families, first time buyers, or professionals seeking a peaceful location with easy access to local amenities and transport links. The Nurseries offers spacious accommodation set across one floor, the spacious lounge / dining area is a standout feature, with large picture windows and patio doors that bathe the room in natural light while providing delightful views of the surrounding garden. The property further enjoys a stunning modern fitted kitchen with ample space for dining, a useful utility room, a chic family bathroom and three generous bedrooms with a master ensuite. Externally the property enjoys a well manicured, wrap around garden, a private driveway with parking for multiple vehicles and a detached garage, offering additional storage or workshop potential. This charming bungalow offers a rare opportunity to enjoy the best of village living without compromising on modern conveniences. With its well-designed layout, ample outdoor space, and enviable location, it's an ideal choice for those seeking a forever home or a peaceful place to downsize. Arrange a viewing today to experience everything this property has to offer.

Lounge + Dining Area

33'2" x 15'3" (10.12 x 4.67)

Kitchen

18'2" x 9'8" (5.56 x 2.97)

Utility Room

11'0" x 7'4" (3.37 x 2.24)

Master Bedroom

11'8" x 13'1" (3.56 x 3.99)

Ensuite Shower Room

6'2" x 5'1" (1.90 x 1.57)

Bedroom Two

9'0" x 11'11" (2.76 x 3.65)

Bedroom Three / Office

7'6" x 7'0" (2.29 x 2.15)

Family Bathroom

6'7" x 8'10" (2.01 x 2.70)





- Detached Bungalow On A Large Corner Plot
- Open Plan Lounge / Dining Area
- Solar Panels
- Three Generous Bedrooms & Master Ensuite
- Modern Fitted Kitchen
- Green House With Power
- Stunning Wraparound Garden
- Gas Central Heating & Double Glazing



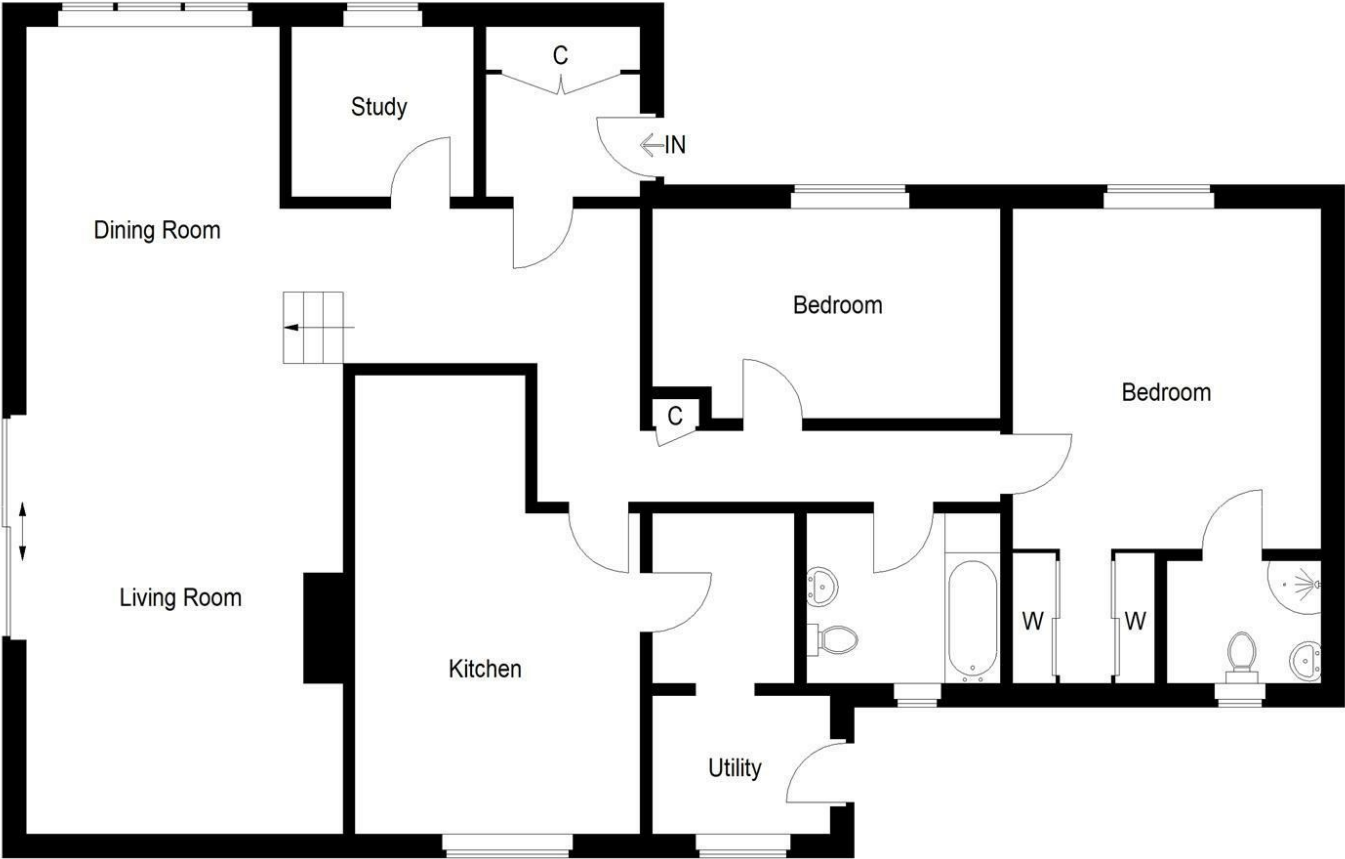
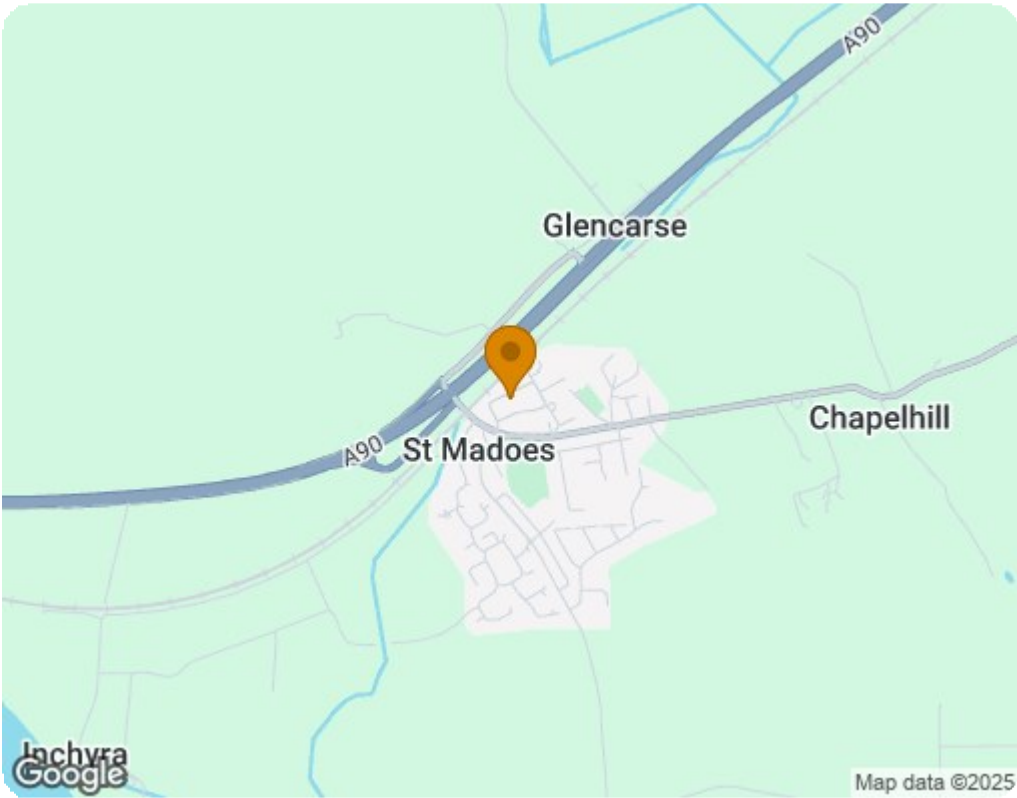


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1147210)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		78
(81-91) B		
(69-80) C	66	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland EU Directive 2002/91/EC		